

PLAN: Charlestown

# Land Use Through Time: Part II

*April 7th 2021*



Boston planning &  
development agency



# Welcome

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*Jason Ruggiero, Community Engagement Manager*



# Meeting Recording

At the request of community members, this event will be recorded and posted on the PLAN: Charlestown project webpage at <http://bostonplans.org/PlanCharlestown> for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

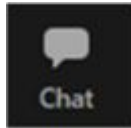
If your camera and microphone are off, you can still participate through the text chat feature.



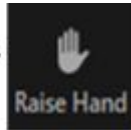
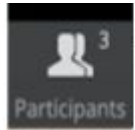
# Zoom Tips

Welcome! Here are some tips on using Zoom for first-time users.

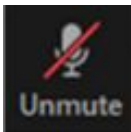
Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time –  
Members of the PLAN: Charlestown team will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box or dial \*6



Mute/unmute – Participants will be muted during the presentation –  
the host will unmute you during discussion if you raise your hand and  
it is your turn to talk or dial \*9



Turns your video on/off



# Zoom Etiquette

- During the presentation, please submit written questions to the hosts via the Q&A function, to be addressed after the presentation.
- During the question and answer session, participants may also use the “Raise Hand” function in Zoom. When you hit the “Raise Hand” button, a staff moderator will know to unmute your computer. Please be mindful of background noise.
- Please be respectful of each other’s time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.



# COVID-19 Resources

Stay up-to-date with COVID-19 related announcements, City of Boston reopening plans, and resources for you and your community at:

**[boston.gov/coronavirus](https://boston.gov/coronavirus)**

Content available in 16 languages.

The screenshot shows the City of Boston website header with the logo, Mayor Martin J. Walsh's name, and a seal. The main heading is "CORONAVIRUS DISEASE (COVID-19) IN BOSTON". Below it, a paragraph states: "The state has updated guidance on the [Reopening Massachusetts website](#). We also continue to update City-specific guidance for Boston on [our reopening website](#)." To the right, it says "July 12, 2020" and "PUBLISHED BY: PUBLIC HEALTH COMMISSION" with a logo. A section titled "MULTILINGUAL CONTENT" lists 16 languages: العربية (Arabic), Kriolu (Cabo Verdean creole), 中文 (Chinese), Français (French), Kreyòl ayisyen (Haitian Creole), Português (Portuguese), and Русский (Russian). At the bottom, it says "BOSTON (AS OF FRIDAY, JULY 10)" and "13,673 CASES | 9,683 RECOVERED". Navigation links for "TOPICS", "COVID-19 UPDATES", and "LATEST PRESS CONFERENCE" are also visible.



# Agenda

- Welcome and Introductions (5 min)
- What is PLAN: Charlestown? (15 min)
- Report Back on Land Use Through Time Part I (10 min)
- Charlestown's Districts: What are the needs, priorities, and goals? (60 min)
- Next Steps and Q&A

If you have a follow up item, please reach out to Jason Ruggiero (**[Jason.Ruggiero@boston.gov](mailto:Jason.Ruggiero@boston.gov)**) and we will be in touch as soon as possible.



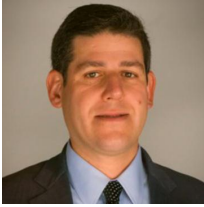
# Tonight's Purpose

- Review feedback from previous workshops
- Reach consensus on subareas/districts for PLAN: Charlestown
- Begin imagining a collective vision for the future of Charlestown and discuss how these districts can help achieve this vision
- Begin to identify opportunities for placemaking, open space, and improved mobility connections



# PLAN: Charlestown Staff Team

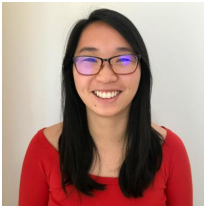
## Planning



Ted Schwartzberg  
*Senior Planner II*



Anna Callahan  
*Planner II*



Kelly Sherman  
*Planner I*



Chris Breen  
*Urban Renewal  
Manager*

## Engagement



Jason Ruggiero  
*Community Engagement Manager*

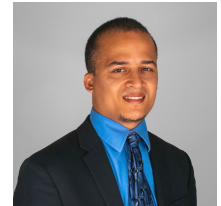
## Urban Design



Meghan Richard  
*Preservation Planner and  
Urban Designer II*



Natalie Punzak  
*Urban Designer I*



Marcus Mello  
*Urban Designer I*



# Who is in the room?

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*Zoom Icebreaker Questions*



# Project Overview

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*Ted Schwartzberg, Senior Planner II*



# Why PLAN: Charlestown?

PLAN: Charlestown is a neighborhood-wide planning initiative in Charlestown. Guided by Imagine Boston 2030, the planning process will build on earlier planning initiatives and will assess their stated goals for Charlestown. The process will produce a framework to predictably shape the future of Charlestown, and identify opportunities to preserve, enhance, and grow over the next twenty years.

Specifically, PLAN: Charlestown will:

- Recommend updates for Charlestown's zoning (Article 62)
- Produce Urban Design Guidelines
- Provide regulations to guide contextually appropriate growth

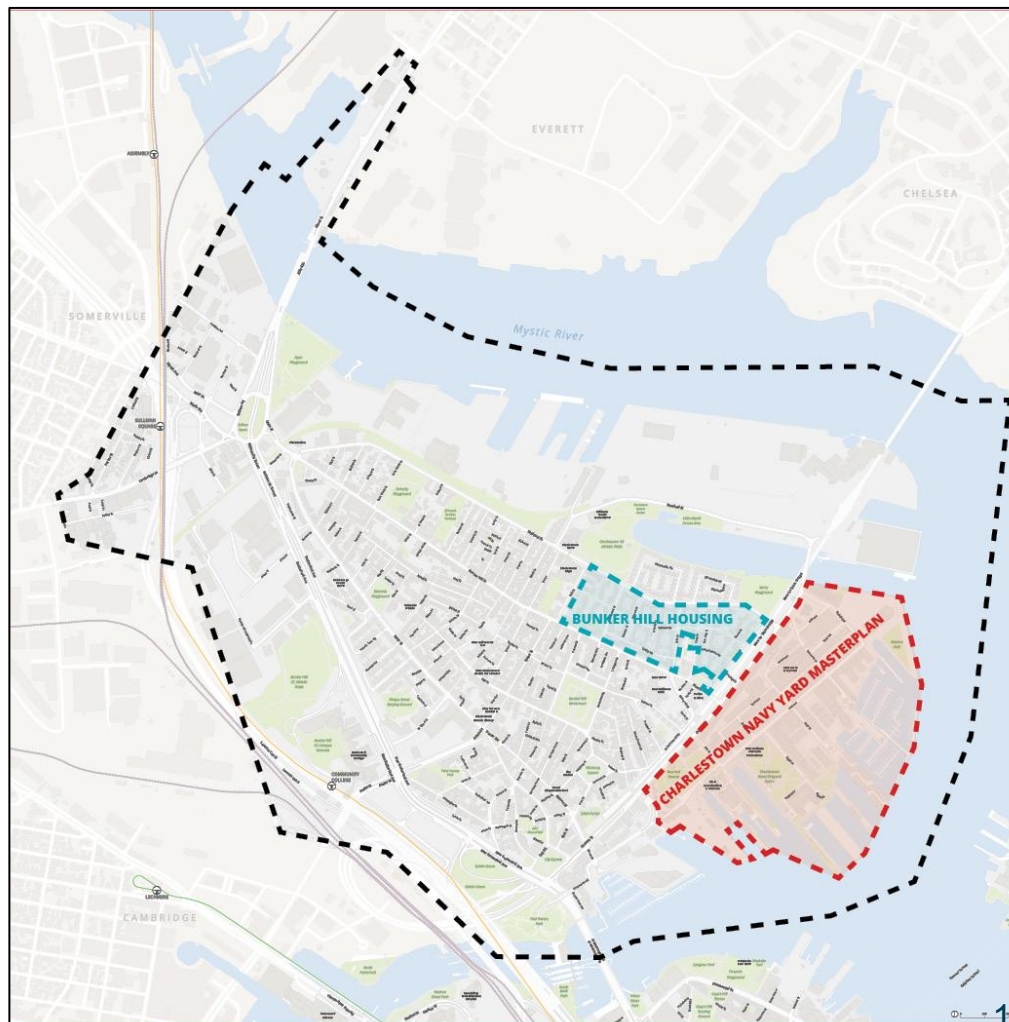


# Study Area

--- PLAN Charlestown Study Area

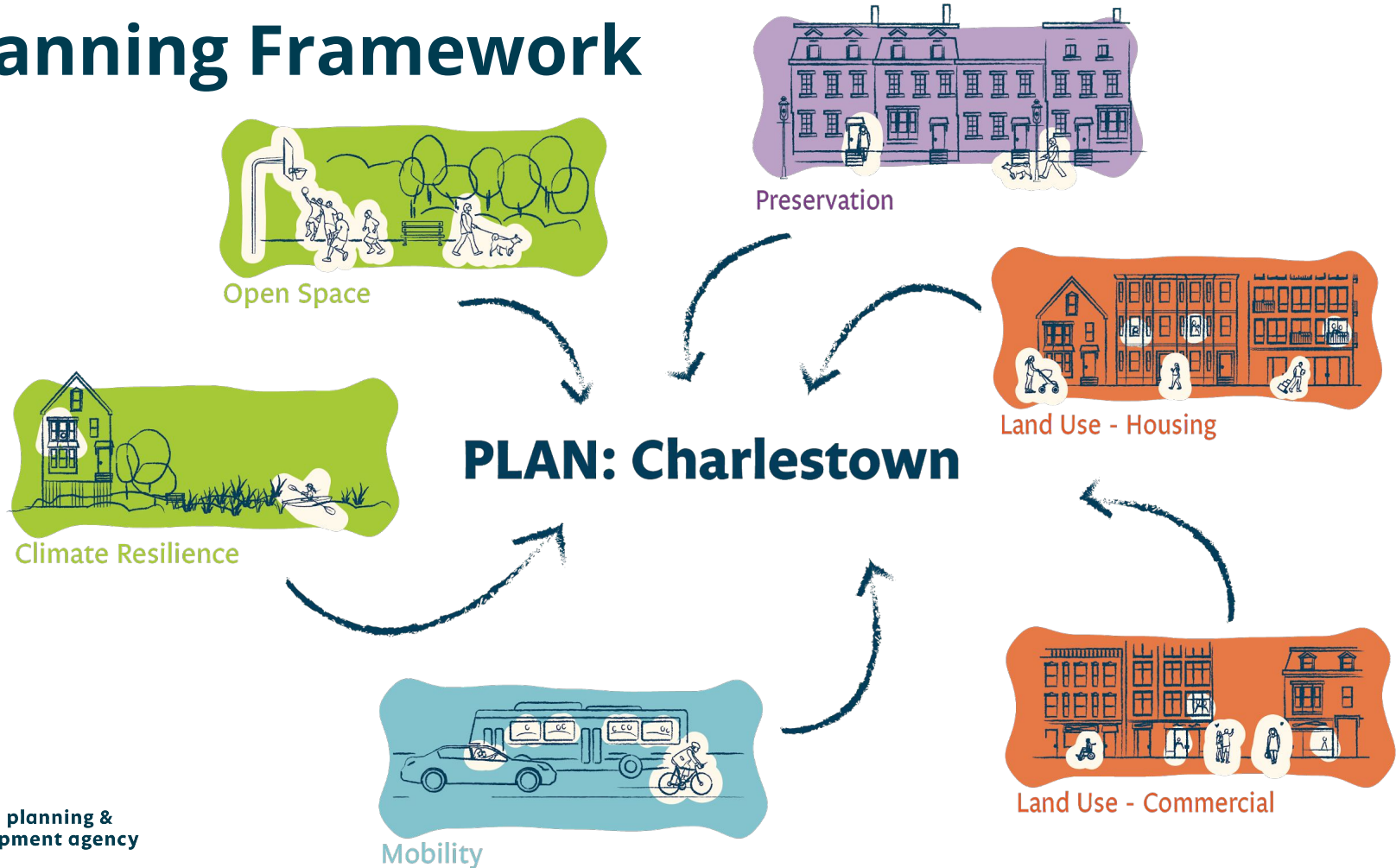
 Bunker Hill Housing

 Charlestown Navy Yard Master Plan





# Planning Framework





# Project Partners

## Charlestown Stakeholders

- Individual Community Members
- Elected Officials
- Advisory Group
- Community Organizations

## Commonwealth



## City of Boston



*Boston Centers for  
Youth and Families*



*Environment*



*Landmarks Commission*



*Neighborhood Services*



*Parks and Recreation*



*Public Health  
Commission*



*Public Works*



*Public Facilities*



*Schools*



*Transportation*



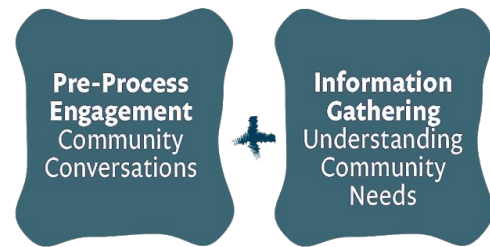
# Climate Ready Charlestown

Climate Ready Charlestown is a neighborhood planning process focused on climate adaptation happening concurrently with PLAN: Charlestown.

Once Phase II is complete, PLAN: Charlestown will take the recommendations created by both phases of Climate Ready Charlestown and codify their strategies into zoning and development Review standards.





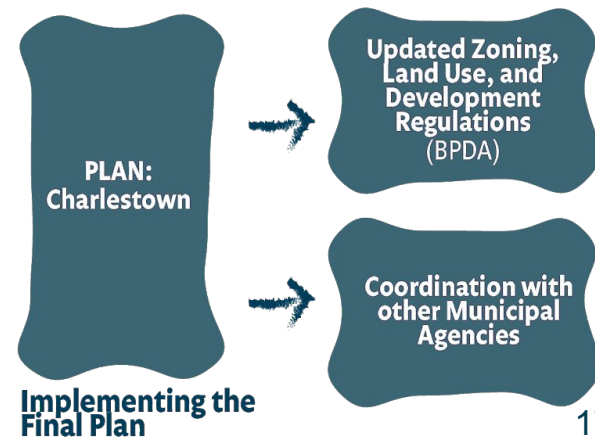


## Understanding Charlestown Today

# Planning Process



## Planning for Charlestown Tomorrow



★ We are here

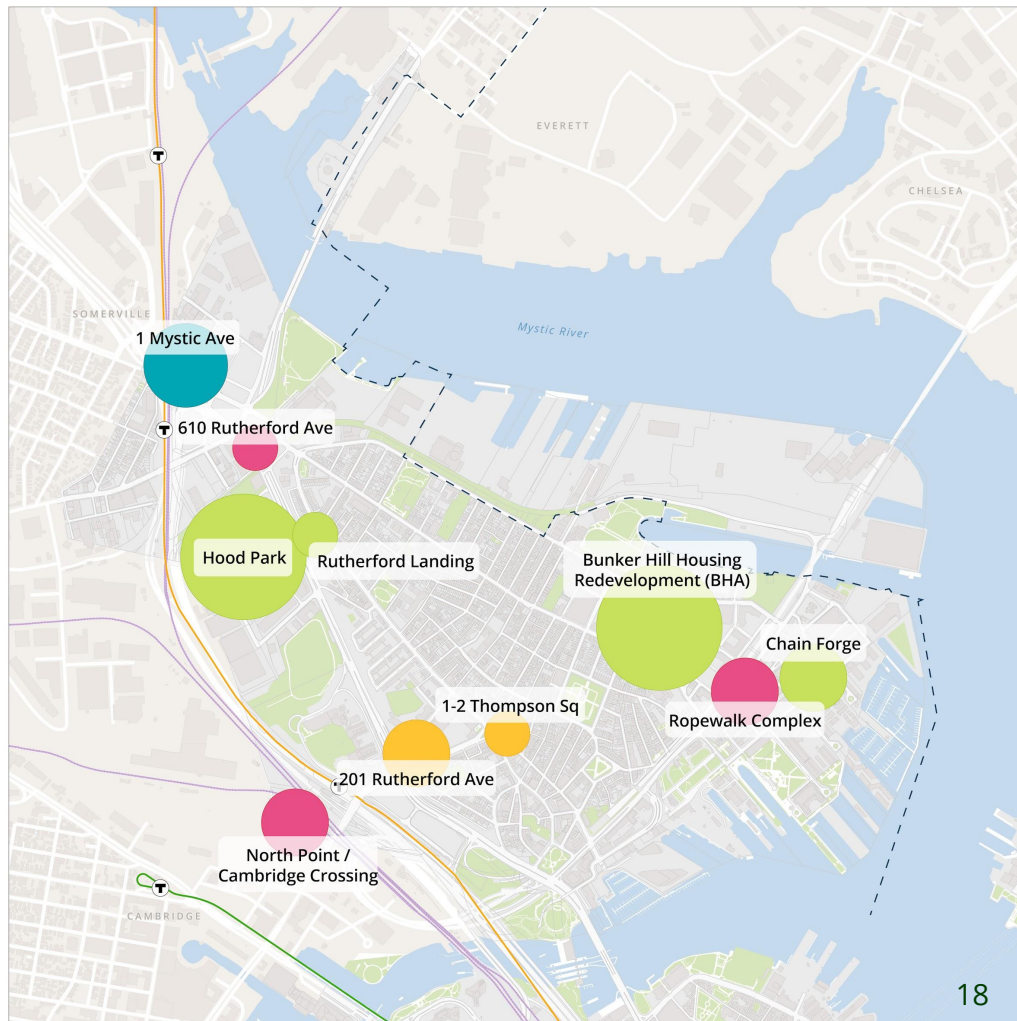


# Development Proposals

## Article 80 Projects

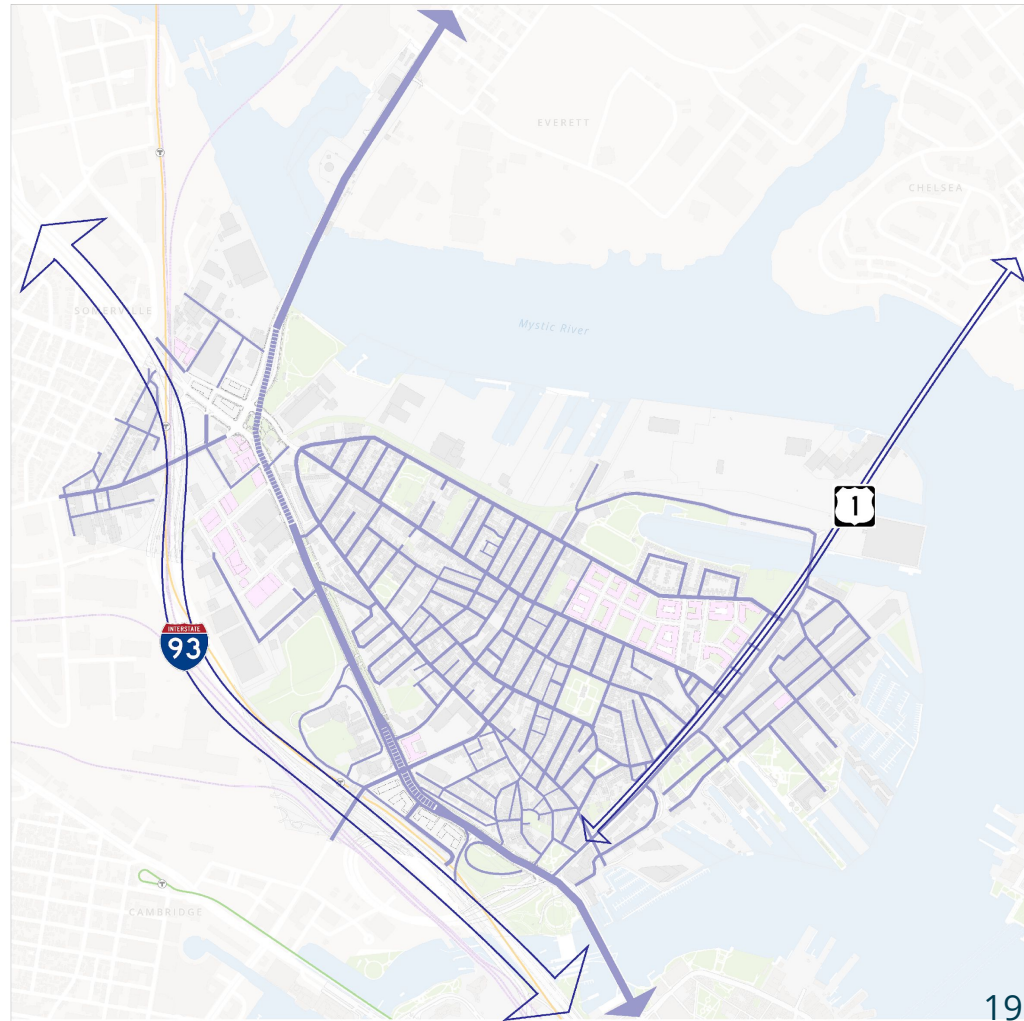
- Letter of Intent
- Under Review
- Board Approved
- Under Construction

- Small Project
- Large Project
- Planned Development Area (PDA) / PDA Masterplan





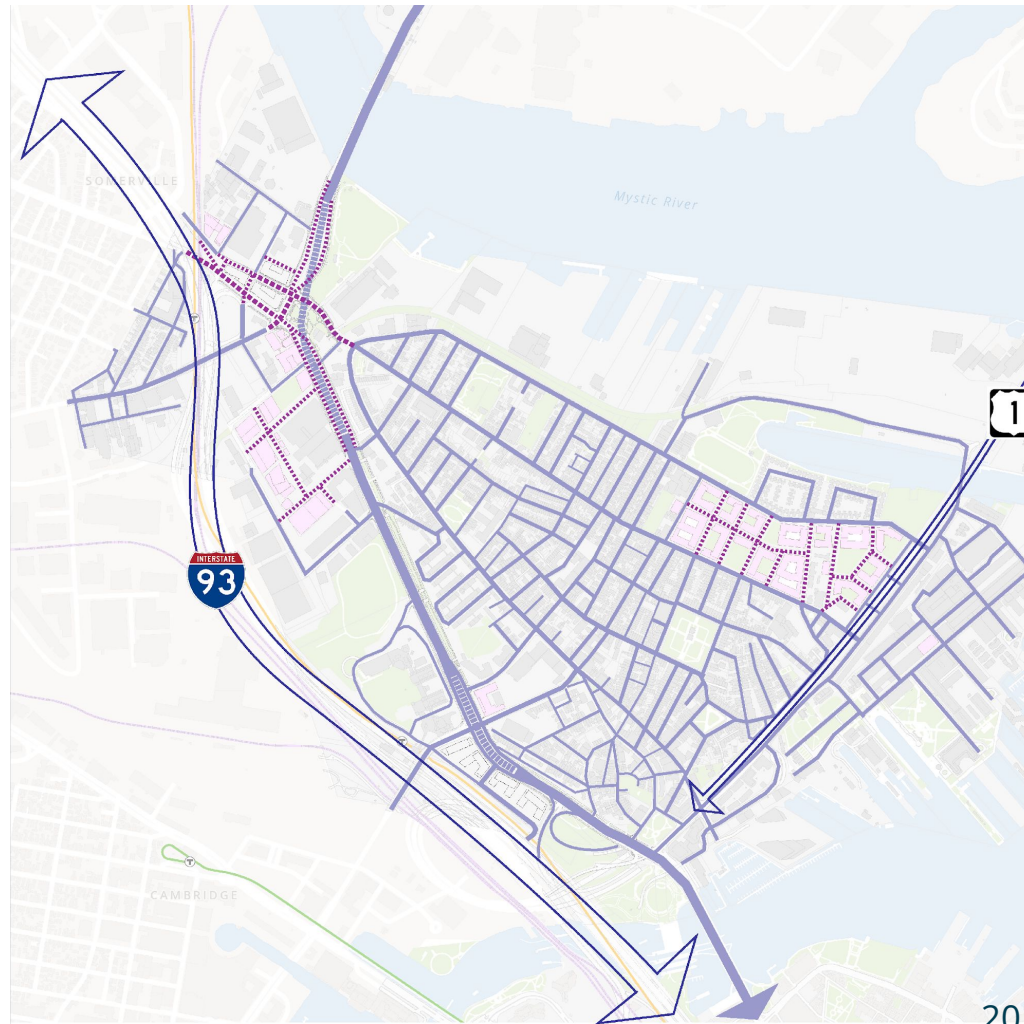
# Current Network





# Planned Network

- Includes:
  - Sullivan Square & Rutherford redesign
  - New streets in Hood Park and Bunker Hill Housing

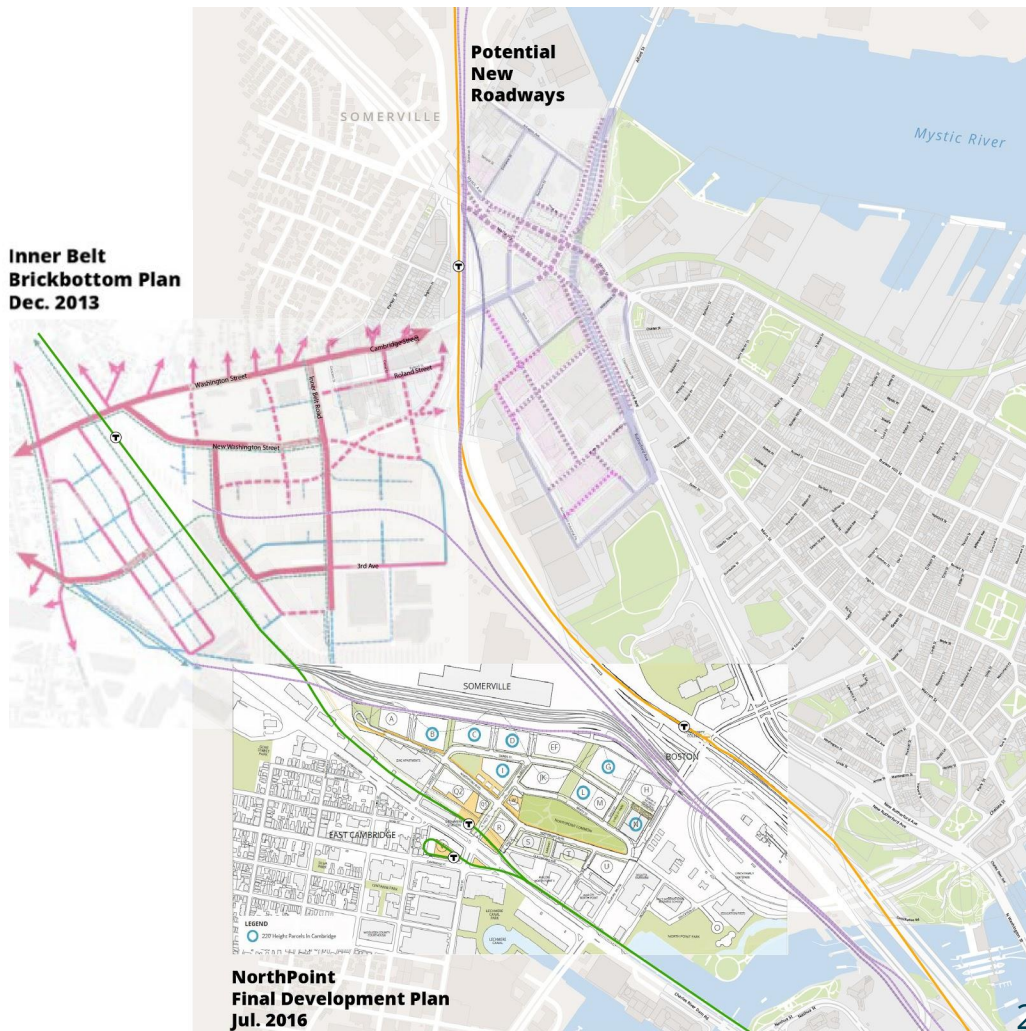




# Future Network?

Future workshop discussions:

- Extend the grid?
- What infrastructure investments (bridges, public parks, etc.) would be needed to significantly increase development capacity?
- Where should development go?





# Land Use Through Time Part I

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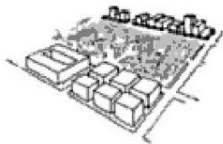
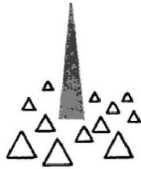
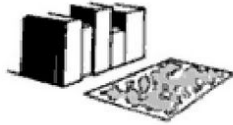
*Kelly Sherman, Planner I*



**Did you attend Part I of the Land Use  
Through Time workshop?**

*Zoom Question*





## Definition

## Examples

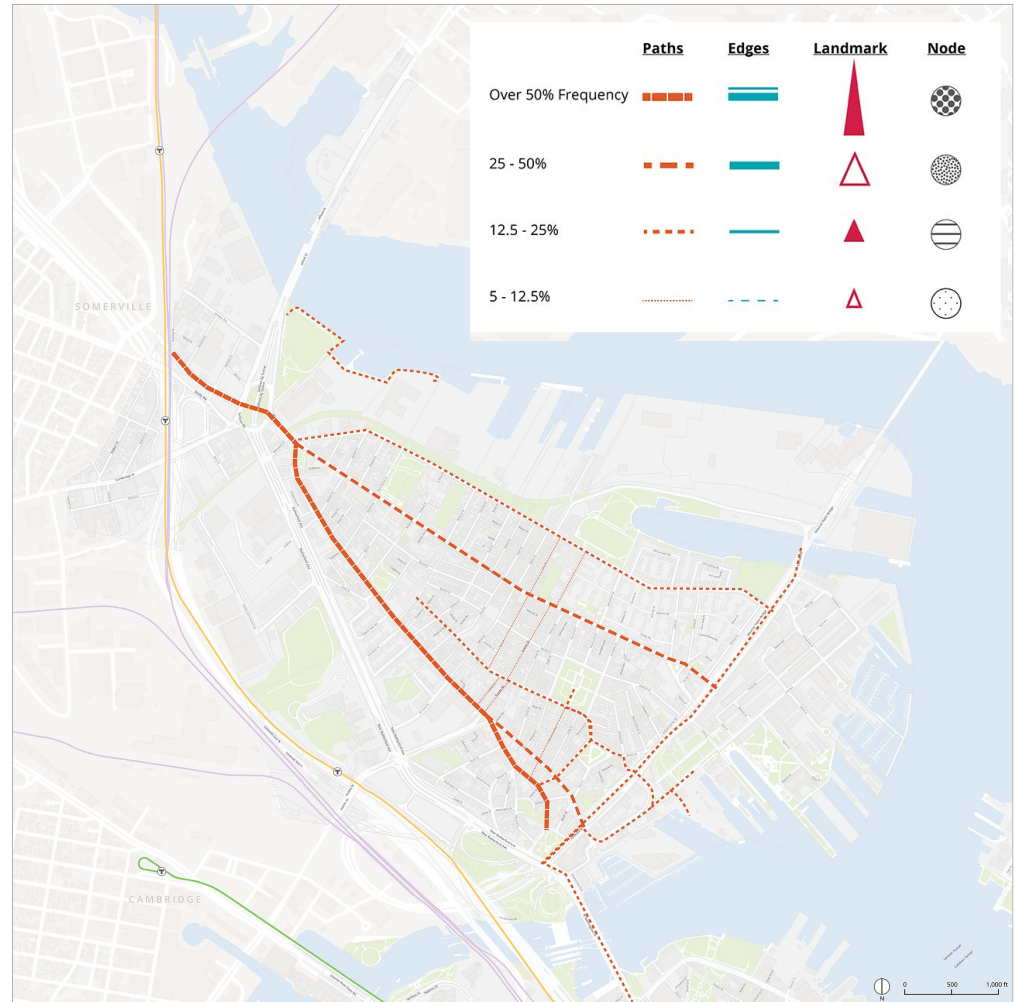
<b>Paths</b>	Routes people use to move through space	Streets, sidewalks, trails, bus or transit routes
<b>Edges</b>	Boundaries	Shorelines, major streets, overpasses, walls, buildings
<b>Orienting Landmarks</b>	Unique or memorable points of reference people use to navigate/orient	Buildings, steeples, signs, stores, mountains
<b>Nodes</b>	Places in the community where people come together or linger	Squares, parks, main streets or shopping areas
<b>Districts</b>	Defined areas with shared characteristics that people move into and through	Neighborhoods, main streets



# Paths

*Routes people use to move through space*

	Response	Response Frequency
1	Main Street	57%
2	Bunker Hill Street	43%
3	Warren Street	33%

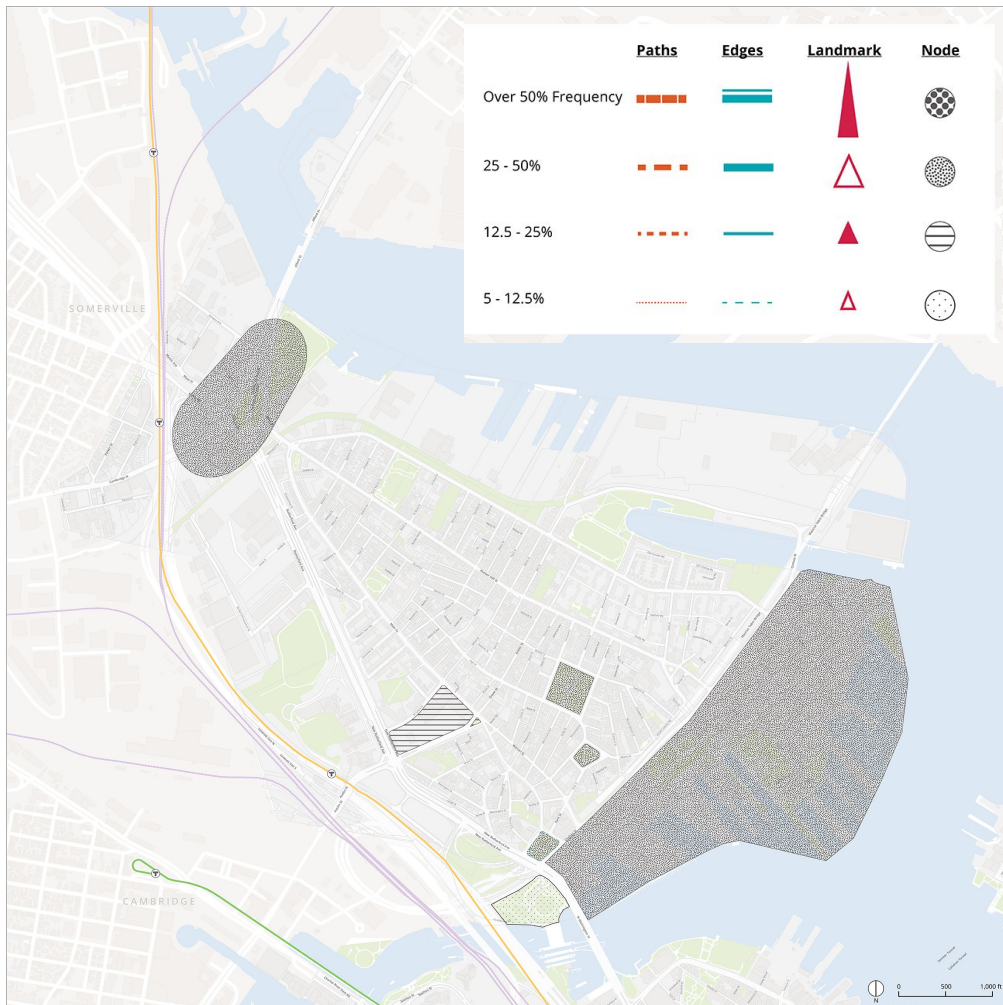




# Nodes

*Places in the community where people come together or linger*

	Response	Response Frequency
1	Monument Square	48%
2	City Square	39%
3	Training Field	35%
4	Navy Yard	28%
5	Sullivan Square	26%

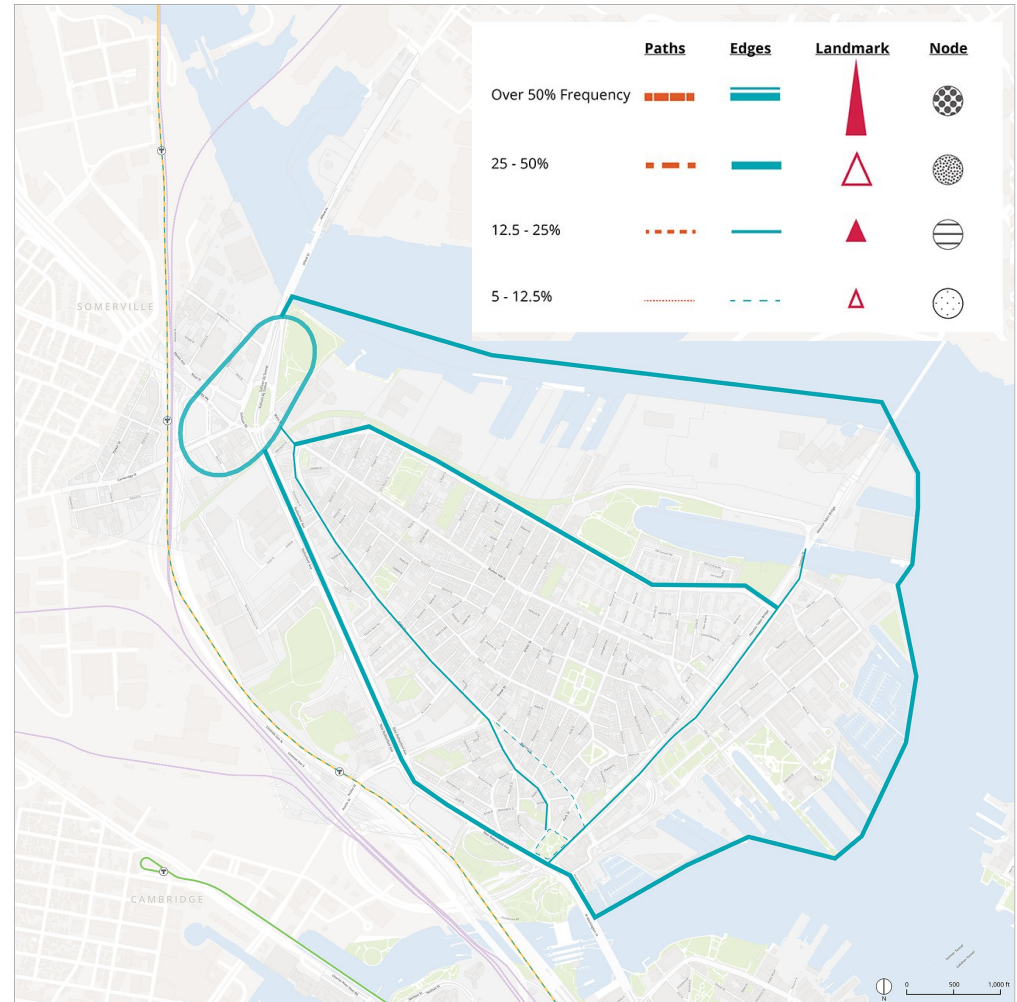




# Edges

## Boundaries

	Response	Response Frequency
1	Navy Yard / Waterfront / Harbor	43%
2	Rutherford Avenue	41%
3	Sullivan Square	35%
4	Medford Street	28%
5	Mystic River	26%





# District Framework

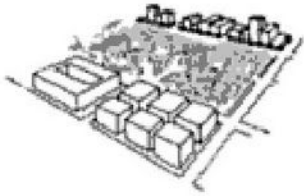
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*Anna Callahan, Planner II*



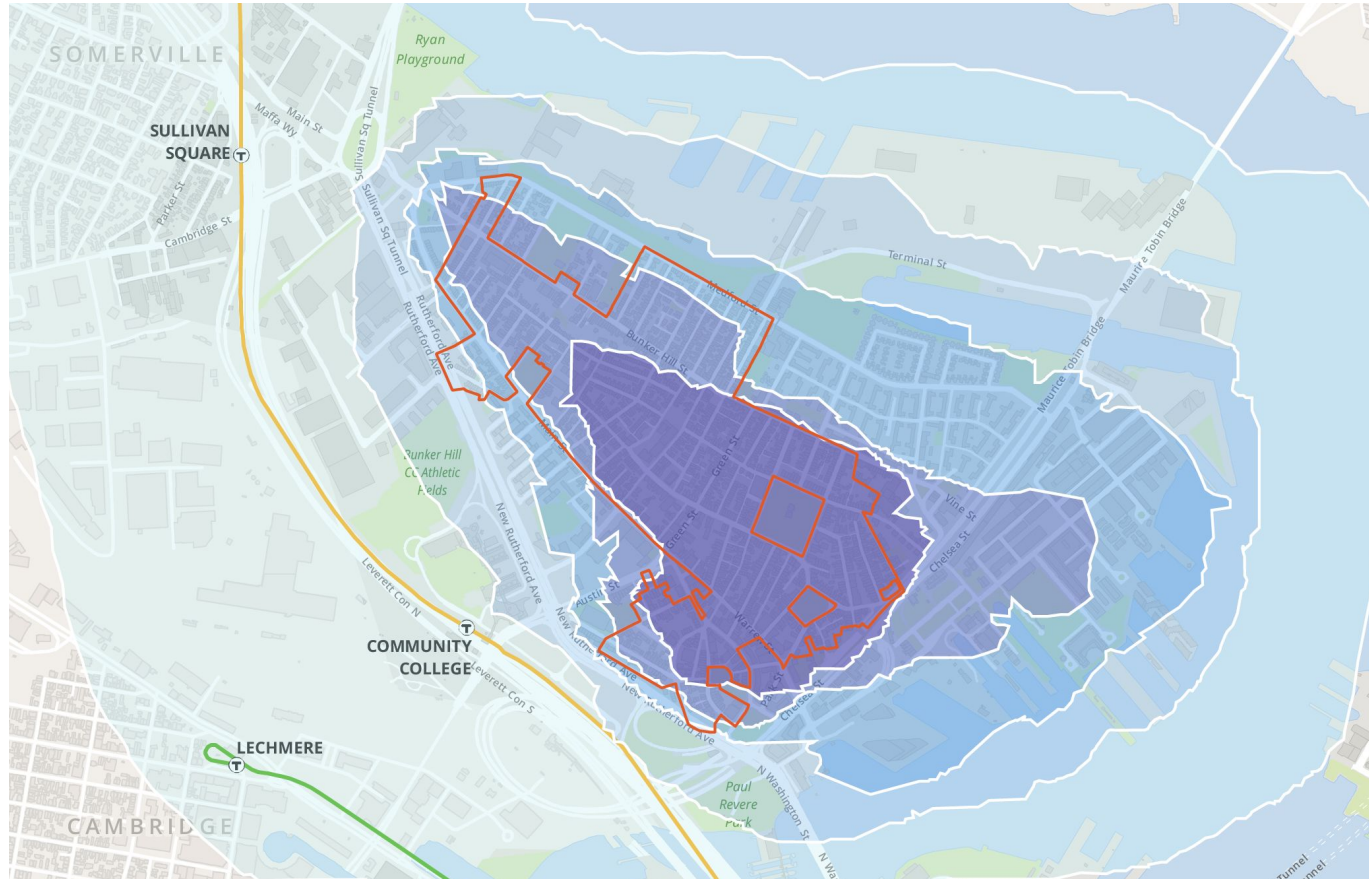
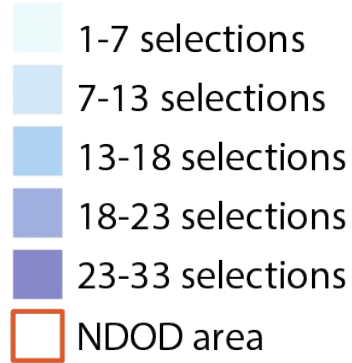
# Districts

Defined areas with shared characteristics that people move into and through





# What area is considered “historic”?



Land Use Through Time Part I Survey



**boston planning &  
development agency**



# Why divide into draft subareas?

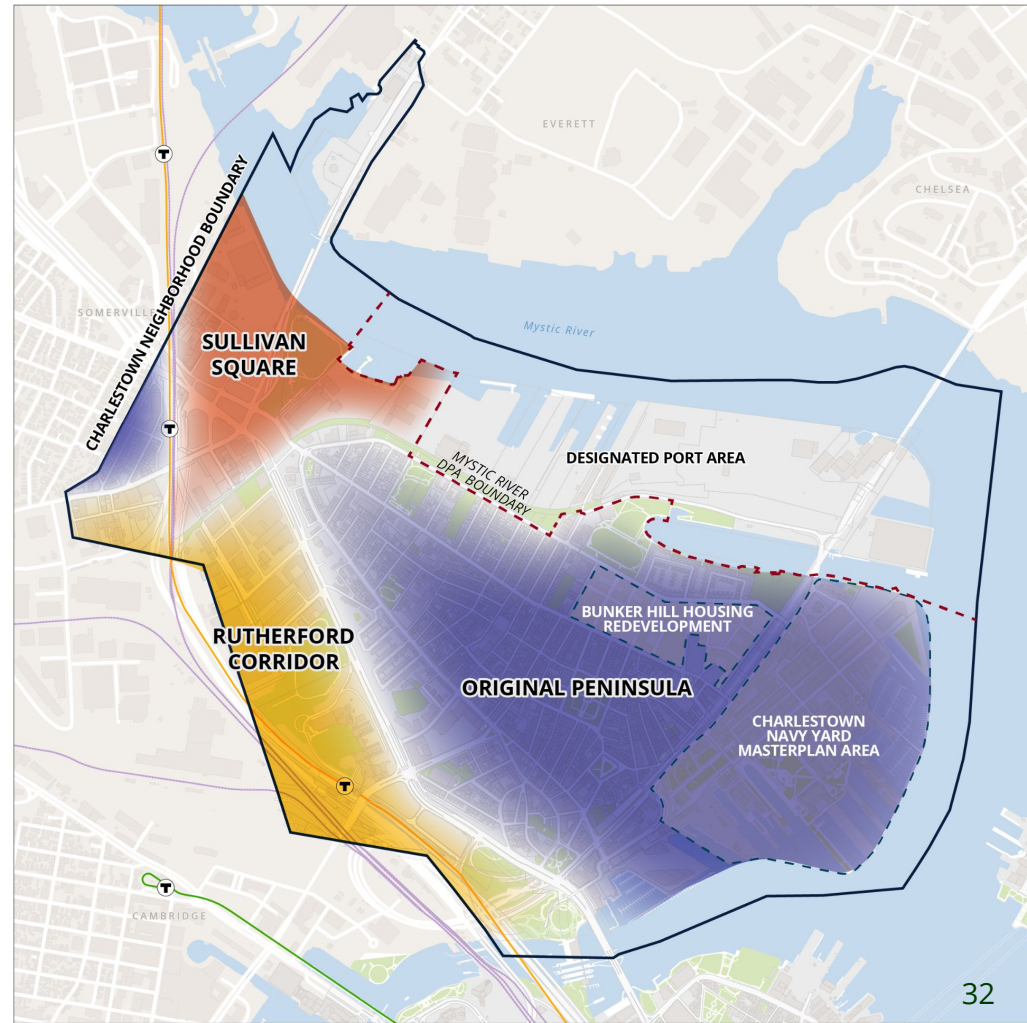
- Most people **already think of their community in districts** and nodes.
- Some areas may have **different needs or concerns for the future** (i.e. flood resiliency, new growth, preservation of historic character)
- **Provides a framework** to drill down into these specific issues and priorities



# Draft subareas for discussion

## What information did we use?

- Current use and restrictions
- Community input on future use from previous activities and plans
- Public v. private land ownership
- Past and present development proposals





# Draft Subarea Discussion

*Do these draft subareas reflect how you think about Charlestown? Why/Why not?  
Are there other subareas/districts that you think of? Why? What are their  
characteristics?*

*Thinking about the needs of each individual subarea, what topics do you think are  
important to discuss as part of PLAN: Charlestown?*



# Envision Charlestown's Future

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*Jason Ruggiero, Community Engagement Manager*  
*Anna Callahan, Planner II*



# Slido

Slido is an interactive polling feature that will allow for real time feedback

1. Go to **slido.com**
2. Type **X566** where it says  
“Enter code here”

slido

Product

Solutions

Pricing

Resources

Enterprise

Log In

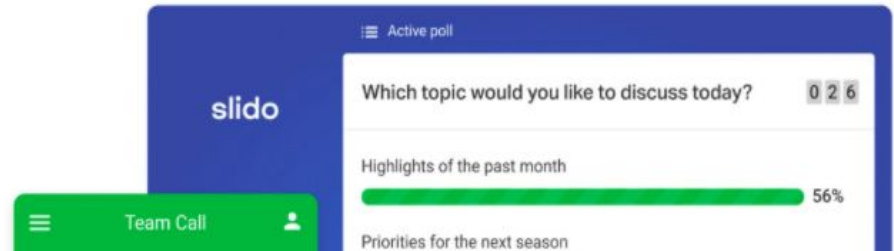
Quick event

Joining as a participant?

# Enter code here



Host meetings  
people will love

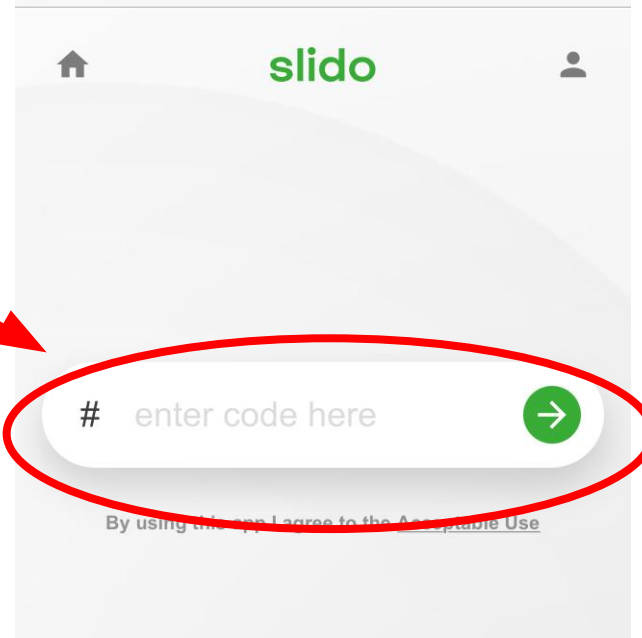




# Slido

Slido is an interactive polling feature that will allow for real time feedback

1. Go to **slido.com**
2. Type **X566** where it says  
“Enter code here”





# In 2040, I will be \_\_\_\_ years old.\*

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*\*Hint: Add 20 years to your current age  
Type in the chat*



What are your biggest hopes for  
Charlestown over the next 10-20 years

 Start presenting to display the poll results on this slide.



What are your biggest concerns for  
Charlestown over the next 10-20 years

 Start presenting to display the poll results on this slide.



slido

For areas that are better suited to change,  
what type(s) of investment would you like to  
see?

 Start presenting to display the poll results on this slide.



# Next Steps

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# Next Steps

If anyone was not able to attend, please share the online survey available online [through April 21st.](#)

The survey and all meeting content:  
[www.bostonplans.org/plancharlestown](http://www.bostonplans.org/plancharlestown)



# Save the Date

Next Advisory Group Meeting: **May 12th**

Next Workshops:

**May 26th (Rutherford & Sullivan sub-areas)**

**June 23rd (Original Peninsula sub-area)**

- “What do we want these areas to look like?”
- “What type of development(s) do we need to accommodate our goals and priorities?”
- “How do we preserve the elements of the historic peninsula that we really love?”

Climate Ready Boston Phase II: **April 29th Open House**

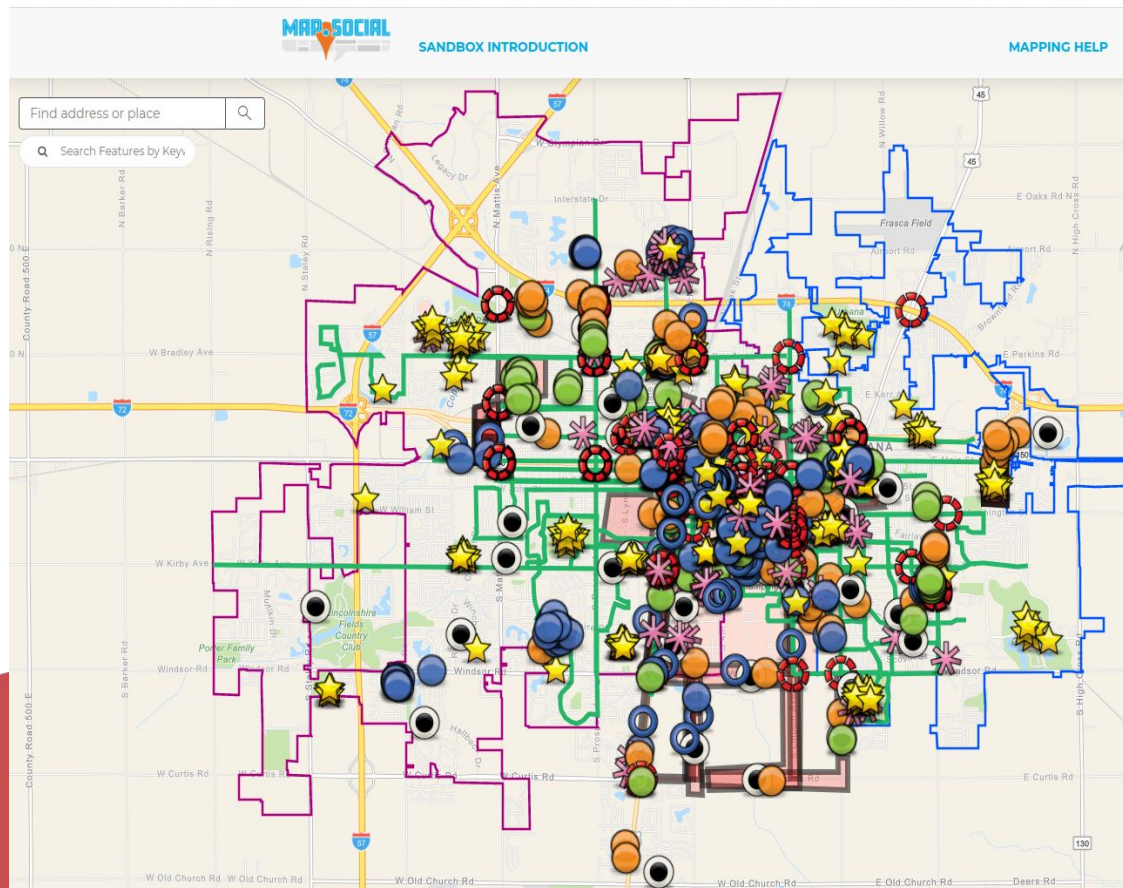


# Coming Soon

Where are there **placemaking**  
**and public realm** opportunities?

Where would you like to see **open**  
**space**?

Where would you like to see  
improved **street and pedestrian**  
**connections**?





# Appendix

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# Advisory Group Members

## **Ex-officio Members**

Representative Dan Ryan

Senator Sal DiDomenico

Councilor Lydia Edwards

Councilor Annissa Essaibi George

Councilor Julia Mejia

Councilor Michelle Wu

Melissa Brennan

Brian Callahan

Mary Chippa

Amber Christofferson

Sarah Coughlin

Elaine Donovan

James Donovan

Karie Everett

Shannon Fitzgerald

Anda French

Tina Goodnow

Julie Hall

Intiya Isaza-Figueroa

Nancy Johnson

Chris Kuschel

Joanne Massaro

Mary McCarthy

Ryan McCarthy

Lisa McGoff-Collins

Zaire Richardson

Niko Skiadas

Phil Smith

Paul Sullivan

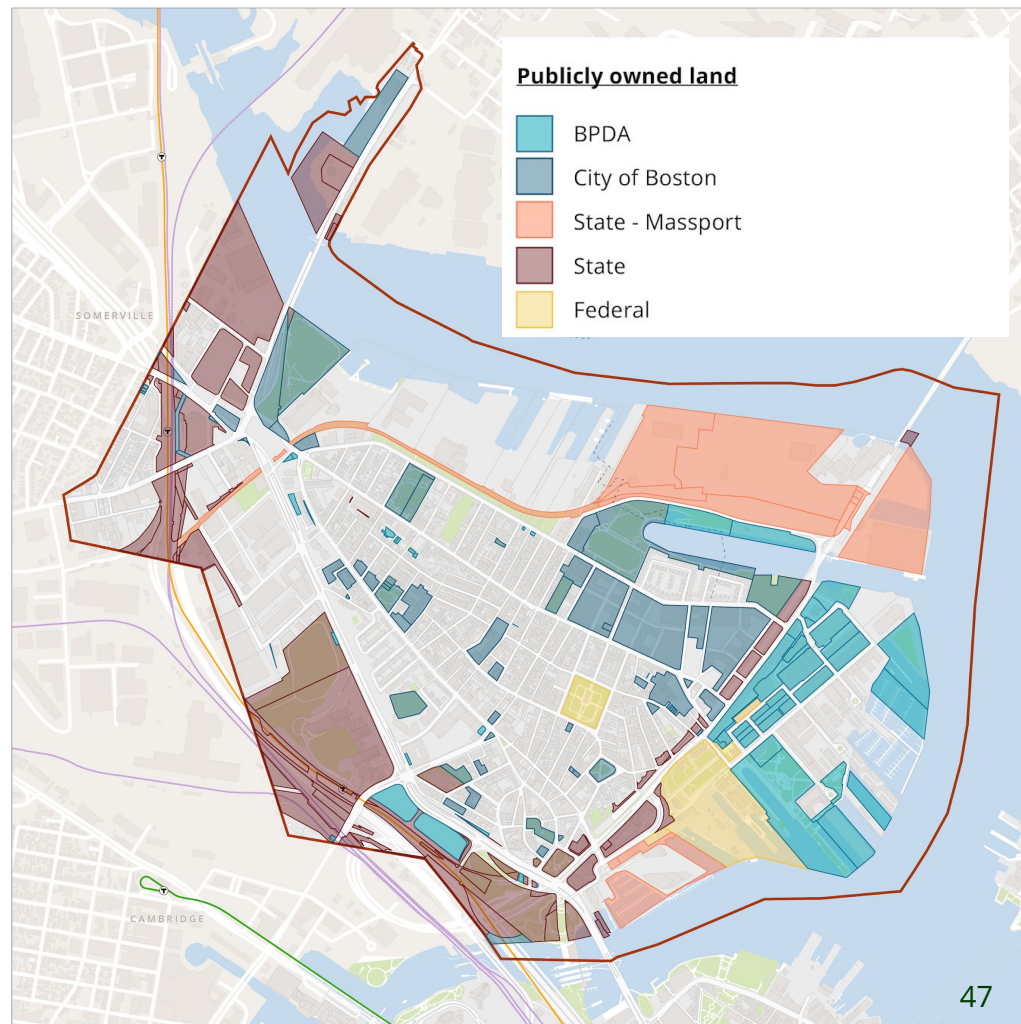
Karson Tager

Stephanie Ward

Amanda Zettel



# Public Ownership





# What criteria did we consider?

- **Current use and character**
  - Parcel size
  - Current zoning
  - Other regulations such as Designated Port Areas (DPA) or Neighborhood Design Overlay District (NDOD) boundaries
  - Existing residential fabric
  - Adjacency to edges or major paths (i.e. shoreline, Rutherford Ave., Medford St.)
- **Previous and ongoing planning studies**
  - Imagine Boston 2030 identified Sullivan Square and Rutherford Avenue
  - Boston Transportation Department's Transportation Study for Sullivan Square and Rutherford Avenue



# What criteria did we consider?

- **Future Opportunities**
  - Land ownership
  - Current development proposals (Article 80)
  - Public realm and placemaking opportunities
  - Desired open space locations
  - Key connections



# What criteria did we consider?

- **Desired Community Goals and Future Performance**
  - What areas are better suited to stay the same versus change?
  - What uses should this area prioritize to address the community's broader needs?
  - What do we want this area to look like? *(focus at the next two workshops)*